

CITY OF VANCOUVERSPECIAL COUNCIL - APRIL 15, 1978PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Saturday, April 15, 1978, at 2:00 p.m., in the Gymnasium, Bayview Community School, 2251 Collingwood Street, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Volrich  
Aldermen Bellamy, Brown, Ford, Gerard,  
Gibson, Harcourt, Kennedy,  
Marzari, Puil and Rankin

CLERK TO THE COUNCIL: J. Thomas

COMMITTEE OF THE WHOLE

MOVED by Ald. Gibson,  
SECONDED by Ald. Brown,

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

To aid the public present for the hearing, the Clerk read from the agenda that the Council had before it.

1. Point Grey Road  
Building Lines

An application was received from the Director of Planning as follows:

1. (a) A proposed amendment to Section 2 (Definitions) to insert the following definition:

"RIPARIAN SITE shall mean a site where one of the boundaries thereof is a riparian or littoral boundary."

and

A proposed amendment to Subsection G (Floor Space Ratio and Site Coverage) of Section 1 of the RS-1 One-Family Dwelling District Schedule, the RS-2 One-Family Dwelling District Schedule, and the RT-2 Two-Family Dwelling District Schedule to add the following:

"For the purpose of calculating floor space ratio in this District Schedule the depth of a riparian site measured from the abutting street shall be the lesser of:

- (a) 120 feet or
- (b) the depth thereof as determined from any plan or other document of record in the Land Registry Office as of the        day of        1978, and relating to the boundaries thereof."

- (b) Any consequential amendments.

cont'd....

Point Grey Road Building  
 Lines (cont'd)

2. Proposed consequential amendments to the existing Building Line on certain parcels of land on the north side of Point Grey Road, established by By-Law No. 4977, being an amendment to Zoning and Development By-Law No. 3575.
  - (a) A proposed amendment to Subsection 10.2 of Section 10 to clarify possible confusion regarding the measurement of a required yard on sites where a building line has been established pursuant to Subsection 14.2 of Section 14.
  - (b) Proposed amendments to Subsection E of Section 1 of the RS-1 One-Family Dwelling District, RS-2 One-Family Dwelling District, and the RT-2 Two-Family Dwelling District to delete the requirement for a rear yard on riparian sites where a building line has been established pursuant to Subsection 14.2 of Section 14.

Mr. R.R. Youngberg, Associate Director - Area Planning, outlined the effect of the proposed amendments and referred to the need to clarify the situation relating to riparian properties because tidal action over the years had altered the mean high water mark on which calculations were based. In addition, there were in existence two survey lines on the north side of Point Grey Road, i.e. the 229 Line established at the turn of the century and the Fountain Line surveyed in the 1920's. Both lines had been used by property owners in the past as the basis for calculating site area measurements. The consequential amendments to the existing building line were proposed to clarify possible confusion with the Building By-law as to where setbacks should occur.

Mr. Youngberg answered questions from the audience.

The Mayor called for speakers for or against the applications and the following addressed Council in opposition and expressed concern that their properties would be adversely affected by the proposed amendments:

- Mr. W.W. Southam, 3553 Point Grey Road
- Dr. H. Mallek, 3273 Point Grey Road, Point Grey Road and Cameron Avenue Ratepayers' Association
- Mr. G.A. Cran, 1509 Dunbar Street
- Mr. R.G. Brodie, Commodore, Royal Vancouver Yacht Club, 3811 Point Grey Road
- Dr. D. Telford, 3519 Point Grey Road
- Dr. J. Mallek, 3273 Point Grey Road
- Mr. P. Stabler, 2697 Point Grey Road
- Dr. Kerridge, 3445 Point Grey Road
- Mr. J.T. Turner, 3293 Point Grey Road
- Mr. R. Shaw, 3287 Point Grey Road
- Mrs. R. Buzzard, 2151 McMullen
- Mr. Symons, 2875 Point Grey Road
- Mr. Hauff
- Mr. H. Madden, 2615 Point Grey Road
- Mr. Chamberlain, 3435 Point Grey Road
- Mr. Thomas, 2633 Point Grey Road

cont'd....

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Point Grey Road Building  
Lines (cont'd)

The following also spoke in opposition:

- Mrs. Brill
- Mrs. J.E. Bell
- Mr. Vance
- Mr. S. Brown

Mr. Conibear, 3485 Point Grey Road, stated he would support the amendments if they would prevent overbuilding.

Mrs. M. Pigott, on behalf of the Save Our Parkland Association, urged the City proceed with the amendments in order to protect prime waterfront amenity locations from overdevelopment.

The Mayor also noted a communication dated April 14, 1978, from Hamilton, Doyle, Architects (on file in the City Clerk's Office), dealing with the implication of the proposed amendments and requesting consideration be given to tax concessions for owners of properties more than 120 feet in depth.

MOVED by Ald. Puil,

THAT the proposed amendments to the Zoning and Development By-law detailed in Section 1(a) and 1(b) contained in the application by the Director of Planning, be approved.

- CARRIED

(Aldermen Brown, Gerard, Kennedy and the Mayor opposed)

MOVED by Ald. Puil,

THAT the proposed consequential amendments to the Zoning and Development By-law detailed in Section 2(a) and 2(b) contained in the application of the Director of Planning, be approved.

- CARRIED

(Aldermen Gerard, Kennedy and the Mayor opposed)

COMMITTEE OF THE WHOLE

MOVED by Ald. Brown,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Brown,

SECONDED by Ald. Puil,

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

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Council then considered the By-laws relevant to the amendments to the Zoning and Development By-law approved by Council at this Public Hearing.

A. BY-LAW TO AMEND BY-LAW NO. 3575,  
BEING THE ZONING AND DEVELOPMENT  
BY-LAW (Riparian Site)

MOVED by Ald. Puil,

SECONDED by Ald. Marzari,

THAT the By-law be introduced and read a first time.

- CARRIED

(Aldermen Brown, Gerard, Kennedy and the Mayor opposed)

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

cont'd....

BY-LAW TO AMEND BY-LAW NO. 3575,  
BEING THE ZONING AND DEVELOPMENT  
BY-LAW (Riparian Site) (cont'd)

There being no amendments, it was

MOVED by Ald. Puil,  
SECONDED by Ald. Marzari,  
THAT the By-law be given second and third readings and the  
Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Aldermen Brown, Gerard, Kennedy and the Mayor opposed)

B. BY-LAW TO AMEND BY-LAW NO. 3575,  
BEING THE ZONING AND DEVELOPMENT  
BY-LAW

MOVED by Ald. Puil,  
SECONDED by Ald. Marzari,  
THAT the By-law be introduced and read a first time.

- CARRIED

(Aldermen Gerard, Kennedy and the Mayor opposed)

The By-law was read a first time and the Presiding Officer  
declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Puil,  
SECONDED by Ald. Marzari,  
THAT the By-law be given second and third readings and the  
Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Aldermen Gerard, Kennedy and the Mayor opposed)

C. BY-LAW TO AMEND BY-LAW NO. 3575,  
BEING THE ZONING AND DEVELOPMENT  
BY-LAW (Consequential Amendment  
to Building Line)

MOVED by Ald. Puil,  
SECONDED by Ald. Marzari,  
THAT the By-law be introduced and read a first time.

- CARRIED

(Aldermen Gerard, Kennedy and the Mayor opposed)

The By-law was read a first time and the Presiding Officer  
declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Puil,  
SECONDED by Ald. Marzari,  
THAT the By-law be given second and third readings and the  
Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Aldermen Gerard, Kennedy and the Mayor opposed)


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The meeting adjourned at approximately 5:35 p.m.

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The foregoing are Minutes of the Special Council Meeting  
(Public Hearing) of April 15, 1978, adopted on May 2, 1978.

  
DEPUTY MAYOR

  
CITY CLERK